THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** Return to: Rudy Title & Escrow, LLC 2012 21st Ave. South Nashville, TN 37212	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $184,000.00. Affiant Subscribed and sworn to before me this 13th day of August, 2004. Notary Public My Commission Expires: 7/29/06

JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Matthew Wiggers, Kirsten Wiggers 419 Normandy Circle Nashville, TN 37209	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.104.01-0B Parcel No. 040.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Lynn Morgan**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ~~Matthew~~ MATHEW **Wiggers and wife, Kirsten Wiggers** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 419 Normandy Circle, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of August, 2004.

James Lynn Morgan

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James Lynn Morgan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of August, 2004.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 08/20/04 15:32 2pgs
Fees:13.00 Taxes:680.80

20040820-0101161

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 419, together with the appurtenant interest in the common elements of Normandy Place Condominiums horizontal property regime established by Master Deed, of record in Book Instrument No. 20020214-0019862, as amended in Instrument No.20020523-0063131, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit E to the aforementioned Master Deed and being located upon Lot No. 49 on the Plan of Revised Plan Acklen Heights of record in Plat Book 1835, page 10, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Lynn Morgan by Deed dated 6/5/2002 from Normandy Place, LLC a Tennessee limited liability company of record in Instrument No. 20020606-0069286, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantees.
2. Charter of Incorporation of Normandy Place Condominiums Owner's Association, Inc. of record in Instrument No. 20020114-0005489, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Normandy Place Condominiums, of record in Instrument No. 20020214-0019862, amended in Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 1835, page 10, Register's Office for Davidson County, Tennessee.